

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: December 17, 2003

Division: Growth Management

Bulk Item: Yes ☐ No ☒

Department: Planning

AGENDA ITEM WORDING:

A public hearing to adopt a Resolution approving the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key, Draft Four, as the policy document to recommend Comprehensive Plan and Land Development Regulation changes to direct growth and development, protect endangered species, and maintain and enhance the community character for the islands. (One public hearing required).

ITEM BACKGROUND:

During the spring and fall of 2000, the residents and property owners of Big Pine and No Name Keys worked with Monroe County planning staff to identify the needs and desires of the community for future development on the islands. Through a series of public workshops, surveys, and numerous public hearings before the Planning Commission, the LCP was defined, redefined, and redrafted. It is a working document which will guide the development of the islands over the planning horizon of 20 years. The LCP was developed in conjunction with the Habitat Conservation Plan, which is a proposal required by USFWS to minimize and mitigate the effects of development activities on the endangered species of the islands. The Planning Commission approved the plan on September 10, 2003. The Planning and Environmental Resources Department is prepared to move forward with the recommended changes to the Year 2010 Comprehensive Plan and the Land Development Regulations at subsequent Public Hearings.

PREVIOUS RELEVANT BOCC ACTION:

The Board approved the addition of the Livable CommuniKeys program to the Year 2010 Comprehensive Plan on February 22, 2001, and approved the submission of the Habitat Conservation Plan to the USFWS on March 19, 2003.

CONTRACT/AGREEMENT CHANGES:

None.

STAFF RECOMMENDATIONS:

Approval.

TOTAL COST: NA

BUDGETED: Yes NA No ☐

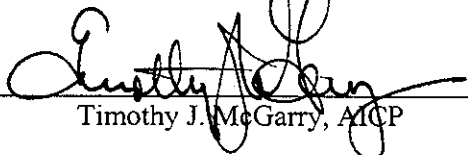
COST TO COUNTY: NA

SOURCE OF FUNDS NA

REVENUE PRODUCING: Yes NA No ☐ AMOUNT PER MONTH Year

APPROVED BY: County Atty X OMB/Purchasing NA Risk Management NA

DIVISION DIRECTOR APPROVAL:


Timothy J. McGarry, AICP

DOCUMENTATION: Included X To Follow ☐ Not Required ☐

DISPOSITION: _____
Revised 2/27/01

AGENDA ITEM # T3

LIVABLE COMMUNIKEYS MASTER PLAN

BIG PINE KEY AND NO NAME KEY

**BOARD OF COUNTY COMMISSIONERS
MARATHON GOVERNMENT CENTER
DECEMBER 17, 2003**

LIVABLE COMMUNIKEYS MASTER PLAN FOR BIG PINE KEY AND NO NAME KEY

THE LIVABLE COMMUNIKEYS MASTER PLAN FOR BIG PINE KEY AND NO NAME KEY DIRECTS FUTURE GROWTH AND REDEVELOPMENT OF THE ISLANDS, PROTECTS VALUABLE WILDLIFE HABITAT, AND PROPOSES MECHANISMS TO ENHANCE THE CHARACTER OF THE COMMUNITY.

RECOMMENDATIONS

Staff:	Approval	November 19, 2003	Staff Report
DRC:	Approval	May 20, 2003	Resolution #D26-03
PC:	Approval	September 10, 2003	Resolution #P57-03

DRAFT BOCC RESOLUTION

RESOLUTION NUMBER -2003

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS
APPROVING THE LIVABLE COMMUNIKEYS MASTER PLAN FOR
BIG PINE KEY AND NO NAME KEY AS THE POLICY DOCUMENT TO
DIRECT GROWTH AND DEVELOPMENT OF BIG PINE KEY AND NO
NAME KEY.**

WHEREAS, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area; and

WHEREAS, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 outlines the Livable CommuniKeys as a planning program which is to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, Big Pine Key has had a moratorium on all traffic generating development since March 13, 1995 due to an inadequate level of service (LOS) on the Big Pine segment of U.S. 1 which did not meet the concurrency requirements set forth in Policy 301.1.2 of the Year 2010 Comprehensive Plan; and

WHEREAS, Road improvements must be made in order to improve the LOS on Big Pine Key, however the US Fish and Wildlife Service (USFWS) requires a Habitat Conservation Plan (HCP) to be completed to show that any development must minimize impacts to the endangered species before any further development may be permitted; and

WHEREAS, on October 26, 1998, the U.S. Fish and Wildlife Service (USFWS), Florida Game and Fish Commission, the Florida Department of Community Affairs (FDAC), Florida Department of Transportation and Monroe County entered into a Memorandum of Agreement for the development of a Habitat Conservation Plan (HCP) for Big Pine and No Name Keys; and

WHEREAS, the HCP is a mechanism whereby the concerns and responsibilities of the various public agencies with regard to the conservation of the Key Deer and other covered species, and public and private development of Big Pine and No Name Keys can be coordinated; and

WHEREAS, both the HCP and the LCP have been developed in conjunction with one another to balance the amount and type of development the community desired, and the subsequent level of 'take' of endangered species which may be necessary to accomplish the development; and

WHEREAS, in order to obtain an assessment of community needs, three public workshops for the Livable CommuniKeys Program (LCP) were held on April 6, 2000; May 25,

2000; and September 21st, 2000 on Big Pine and an additional three public workshops were held for the HCP; and

WHEREAS, as a result of public input from the LCP workshops, the Development Alternatives Report (DAR) was produced on March 6, 2001 which outlined preferred development options to be considered in the master plan which reflect input received from the community workshops and were analyzed in the HCP computer model to determine impacts on the endangered species; and

WHEREAS, the HCP was approved for submittal to the USFWS by the Board of County Commissioners at the regularly scheduled meeting on March 19, 2003; and

WHEREAS, the LCP implements the HCP as well as provides for the development needs of the community; and

WHEREAS, the Livable CommuniKeys Master Plan, Draft One was reviewed during a regularly scheduled meeting of the Development Review Committee held on May 20, 2003, where public comment was received; and

WHEREAS, during a regularly scheduled meeting on June 11, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Two, which consisted of edits by staff to clarify language in the plan, heard public input, suggested changes based on public input and staff recommendations and continued the plan to the next meeting in Marathon; and

WHEREAS, during a regularly scheduled meeting on July 9, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Two, discussed proposed changes based on further community input and staff recommendations and continued the plan to the next meeting in Marathon for further consideration; and

WHEREAS, during a regularly scheduled meeting on September 10, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Three, accepted the proposed changes from the previous meeting and suggestions from public input and recommended further changes by staff; and

WHEREAS, during the September meeting the Planning Commission recommended approval, with amendments, to the Board of County Commissioners; and

WHEREAS, the Livable CommuniKeys Master Plan contains recommendations to amend the Future Land Use and Land Use District maps for Big Pine Key and No Name Key which will be presented to the Commission at a subsequent hearing; **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that the preceding findings support their decision to recommend **APPROVAL** to adopt the Livable CommuniKeys Master Plan for Big Pine and No

Name Key, Draft Four, as the working regulatory document to direct growth and development on the islands and direct staff to make the changes to the Monroe County Year 2010 Comprehensive Plan and Land Development Regulations as recommended in the Master Plan.

PASSED AND ADOPTED By the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 17th day of December, 2003.

Mayor Murray Nelson
Mayor Pro Tem David Rice
Commissioner George Neugent
Commissioner Dixie Spehar
Commissioner Charles "Sonny" McCoy

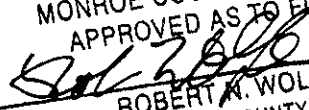
(SEAL)

Attest: Danny L. Kolhage, Clerk

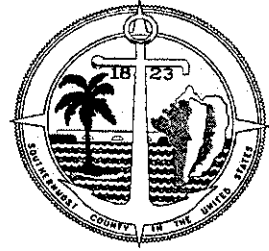
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By _____
Deputy Clerk

By _____
Mayor Murray Nelson

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:

ROBERT N. WOLFE
CHIEF ASSISTANT COUNTY ATTORNEY
Date 12-1-03

BOCC STAFF REPORT



Memorandum

TO: The Board of County Commissioners
FROM: K. Marlene Conaway, Director, Planning and Environmental Resources *KMC*
DATE: December 1, 2003
RE: Livable CommuniKeys Master Plan for Big Pine Key and No Name Key

The Planning and Environmental Resources Department is pleased to present you with the Master Plan for Future Development of Big Pine Key and No Name Key.

The Plan is the product of public workshops, research, surveys, coordination, and public hearings and will continue to be a working document upon it's adoption and subsequent implementation.

I. Background

In March of 1995 the required level of service on the segment of US 1 through Big Pine Key fell below the standard required and a moratorium on all traffic generating development was enacted until the level of service could be raised to level 'C' or above. The moratorium could only be lifted if the necessary road improvements to US 1 were made in order to raise the level of service, however these improvements could not be initiated without coordination with the USFWS because of the development impacts on the endangered species on the island protected by the Endangered Species Act (ESA). In order to allow development activities that may have an adverse impact on the endangered species, Monroe County, the DCA, and FDOT contracted with a consultant to produce a Habitat Conservation Plan (HCP). A HCP is required by the ESA in order to demonstrate that proposed development activities will have minimal impact on the endangered species and any impact will be mitigated through appropriate actions. Development of the HCP began in 1998 with a series of agency and stakeholder meetings. A series of public meetings were held between February 2000 and March 2001 as part of the HCP development process.

Around the time that the HCP was beginning, the county recognized that there was a strong need to supplement the Year 2010 Comprehensive Plan with a series of community master plans in which the uniqueness of each of the different island communities is recognized. In February of 2001, the Board of County Commissioners passed an amendment to create Objective 101.20 in the Year 2010 Comprehensive Plan creating the Livable CommuniKeys Program which mandated that "the county shall address local community needs while balancing the needs of all of Monroe County". This was to be done through the Livable CommuniKeys Planning Program (LCP).

Because the most pressing planning needs were surfacing on Big Pine Key and No Name Key at the time, it was the first island community in the LCP program. Planning staff collected existing land use,

demographic, housing, commercial, and other pertinent data to begin analysis. A series of public workshops were held to determine what was important to the community, what additional development the community would support, and what types of public facilities were needed. Newsletters and surveys were sent to property owners as a part of the LCP process to obtain further data and provide feedback as to the progress of the program.

Based on information collected through the LCP process, a number of development scenarios were produced which reflected different aspects of the kind of future development the community would support. These scenarios were made up of various residential, commercial, recreational, and transportation elements, with each scenario defining different parameters for each element. Each of these development scenarios was then presented in the Big Pine Key and No Name Key Development Alternatives Report (DAR) which is a part of the LCP Master Plan.

Development of the HCP continued concurrently with the LCP processes. The development scenarios would not only have an impact on the future development of the built environment, but also on the endangered species of the island. For this reason the development scenarios created through the LCP process were individually evaluated in a population viability analysis (PVA) computer model which estimated the anticipated impact on key endangered species (the model used the Key deer as its indicator species for impact on the environment). The model looked at various direct and indirect impacts that the development activities outlined in each scenario, including potential loss of habitat and increase in vehicular traffic. The model estimated a very low probability of species extinction with the proposed development scenarios and determined that as long as development avoided high quality habitat and the mitigation ratio was maintained at 3:1, the level of development proposed by a number of the scenarios was acceptable. Because of this the HCP only outlines general guidelines for development activities, it is not a development planning document.

The LCP is the planning document for the community, combining the constraints of the HCP and the opportunities of the preferred development scenario to outline the future of the Big Pine/No Name community. The first draft of the Big Pine Key/No Name Key LCP was ready for public discussion and approval by the Planning Commission in June of 2003. The Planning Commission held three hearings on the plan, each time directing staff to address unresolved issues brought forward by members of the public regarding various topics including the revised ROGO system, new fence construction, the growth of non-profit organizations, the distribution of different types of development permitted development (the H-Budget on page 34), land acquisition and management, and funding concerns. At each of the three hearings held by the Planning Commission, staff addressed each topic of concern and made appropriate amendments to the plan based on the commission's recommendations and meetings with concerned stakeholders. Draft Four of the plan that is presented to the BOCC is the result of the recommendations and amendments made throughout the Planning Commission public hearing process.

II. Recommendations

Throughout the numerous Planning Commission meetings, many issues of concern to the public were addressed and the Plan improved greatly from when first introduced. The Planning and Environmental Resources Department supports Draft Four of the Plan and recommends that it be

approved as the regulatory document at this time. However, if there are additional unresolved issues or suggestions, they may be addressed and the Plan amended.

The Master Plan recommends a number of changes to both the Year 2010 Comprehensive Plan and the Land Development Regulations. The changes to the comprehensive plan, while initiated by this plan, will be presented for formal adoption at a subsequent Board meeting and transmitted to the DCA for review and comment.

The Planning and Environmental Resources Department is prepared to move forward with the changes to the Year 2010 Comprehensive Plan recommended in the Master Plan and shortly thereafter with the changes to the Land Development Regulations also recommended as a part of the Plan. Additionally, changes to the zoning map will be reflected in a entirely new zoning map for Big Pine Key and No Name Key which will be presented for adoption by the Board along with the proposed land development regulation changes.

PLANNING COMMISSION RESOLUTION #P57-03

PLANNING COMMISSION RESOLUTION NO. P57-03

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING **APPROVAL** TO THE BOARD OF COUNTY COMMISSIONERS OF THE LIVABLE COMMUNIKEYS MASTER PLAN FOR BIG PINE KEY AND NO NAME KEY, DRAFT THREE, WITH AMENDMENTS.

WHEREAS, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area; and

WHEREAS, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 outlines the Livable CommuniKeys as a planning program which is to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, Big Pine Key has had a moratorium on all traffic generating development since March 13, 1995 due to an inadequate level of service (LOS) on the Big Pine segment of U.S. 1 which did not meet the concurrency requirements set forth in Policy 301.1.2 of the Year 2010 Comprehensive Plan; and

WHEREAS, Road improvements must be made in order to improve the LOS on Big Pine Key, however the US Fish and Wildlife Service (USFWS) requires a Habitat Conservation Plan (HCP) to be completed to show that any development must minimize impacts to the endangered species before any further development may be permitted; and

WHEREAS, on October 26, 1998, the U.S. Fish and Wildlife Service (USFWS), Florida Game and Fish Commission, the Florida Department of Community Affairs (FDAC), Florida Department of Transportation and Monroe County entered into a Memorandum of Agreement for the development of a Habitat Conservation Plan (HCP) for Big Pine and No Name Keys; and

WHEREAS, the HCP is a mechanism whereby the concerns and responsibilities of the various public agencies with regard to the conservation of the Key Deer and other covered species, and public and private development of Big Pine and No Name Keys can be coordinated; and

WHEREAS, both the HCP and the LCP have been developed in conjunction with one another to balance the amount and type of development the community desired, and the subsequent level of 'take' of endangered species which may be necessary to accomplish the development; and

WHEREAS, in order to obtain an assessment of community needs, three public workshops for the Livable CommuniKeys Program (LCP) were held on April 6th, 2000; May 25th, 2000; and September 21st, 2000 on Big Pine and an additional three public workshops were held for the HCP; and

WHEREAS, as a result of public input from the LCP workshops, the Development Alternatives Report (DAR) was produced on March 6, 2001 which outlined preferred development options to be considered in the master plan which reflect input received from the community workshops and were analyzed in the HCP computer model to determine impacts on the endangered species; and

WHEREAS, the HCP was approved for submittal to the USFWS by the Board of County Commissioners at the regularly scheduled meeting on March 19, 2003; and

WHEREAS, the LCP implements the HCP as well as provides for the development needs of the community; and

WHEREAS, the Livable CommuniKeys Master Plan, Draft One was reviewed during a regularly scheduled meeting of the Development Review Committee held on May 20, 2003, where public comment was received; and

WHEREAS, during a regularly scheduled meeting on June 11, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Two, which consisted of edits by staff to clarify language in the plan, heard public input, suggested changes based on public input and staff recommendations and continued the plan to the next meeting in Marathon; and

WHEREAS, during a regularly scheduled meeting on July 9, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Two, discussed proposed changes based on further community input and staff recommendations and continued the plan to the next meeting in Marathon for further consideration; and

WHEREAS, during a regularly scheduled meeting on September 10, 2003, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan, Draft Three, accepted the proposed changes from the previous meeting and suggestions from public input and recommended further changes by staff; and

WHEREAS, the Livable CommuniKeys Master Plan contains recommendations to amend the Future Land Use and Land Use District maps for Big Pine Key and No Name Key.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding findings support their decision to recommend **APPROVAL** to Monroe County Board of County Commissioners of the proposed Livable CommuniKeys Master Plan for Big Pine and No Name Key, Draft Three with the following amendments (additions and deletions shown in underline and strikethrough format):

1. Page 25: "Table 2.1 H multiplier for land use development (both new and expansion) categories."
2. Page 25: "Action Item 1.2.4: Use the formulas in Table 2.2 of this Plan, (Table 2.6 of the HCP) to determine the H impact of development permitted after March 15, 1995."
3. Page 26: Insert Table 2.6 from the HCP as Table 2.2 in the Master Plan.

4. Page 29: "Residential – Up to 200 new units over the next twenty years ~~on Tier II and III lands.~~"
5. Page 29: "Community Organizations – Allowance for expansion of existing community organizations such as religious institutions and civic clubs ~~of up to 10,000 square feet (cumulative total)~~ on scarified land already owned by them on the date of the issuance of the Incidental Take Permit."
6. Page 30: "H-unit Budget
A total of 1.1 units of H may be developed over the twenty-year planning horizon, as long as the mitigation ratio of 3:1 mandated by the HCP is maintained."
6. Page 33: Table 2.3: "Residential Accessory Lots (no additional traffic impacts)"; "Commercial (new and expansion)"; "Community Organizations (new and expansion)"; "Public Offices (new and expansion)".
7. Page 38: "Action Item 3.1.5: Permit employee housing in Tier I with a ROGO allocation or TRE within the planning area if the following criteria are met:
 1. The FLUM designation is Institutional.
 2. The institutional use was in existence prior to March 15, 1995.
 3. The proposed development does not clear any native habitat.
 4. It can be demonstrated that no additional traffic impacts will be generated from the development.
 5. The residential use must remain a part of the institutional use and may not be used by a for-profit entity.If the above criteria are met, the institutional housing shall be considered to be at a threshold of '0' points unless any other environmental points are applicable (i.e. the development is located within a deer corridor, Lower Keys marsh rabbit buffers, on No Name Key, etc.)"
8. Page 38: "Action Item 3.1.56: Prohibit transfer of development rights (TDRs) from islands outside of the planning area to within the planning area pursuant to Policy 101.13.4. Additionally, TDRs and transferable ROGO exemptions (TREs) within the planning area shall not be transferred from a higher (infill) tier category to a lower (conservation-open space) tier category, except as provided for in Action Item 3.1.5. Transfers to and from the same tier category are permitted except in Tier I."
9. Page 40: "Action Item 3.2.6: Limit allocation awards in Tier I to no more than ~~five~~ two percent of all residential units permitted over the twenty year planning period or a total of H = 0.022, whichever results in the lower H."
10. Page 43: "Industrial uses are not currently subject to NROGO, ~~so that if a use wishes add~~ therefore additional floor area for manufacturing, assembly, wholesaling, or distribution no allocation is necessary.
11. Page 44: "Action Item 4.1.4: Prohibit new non-residential development in Tier I. Redevelopment and expansion of existing ~~non-residential-institutional~~ uses in Tier I shall be

~~is allowed, but is restricted to disturbed or scarified land and no clearing of pinelands and/or hammock will be permitted.~~

12. Page 47: ~~"Action Item 5.1.1: Restrict e~~Expansion of non-public institutional floor area and uses is allowed in all Tier designations within the planning area, but only on the lands currently owned by the organizations on the date of the issuance of the Incidental Take Permit within the planning area, regardless of Tier designation, to ensure avoidance and minimization of impacts to the Key deer and other covered species."
13. Page 47: "Action Item 5.1.2: Limit floor area allocations to 2,500 square feet per organization, per year."
14. Page 54: **"Strategy 7.1**
...Public facilities development shall also be consistent with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species and the Year 2010 Comprehensive Plan."
15. Page 56: **"Current Conditions Summary**
...Fencing of developed parcels in Tier II and III was acceptable because the model assumed most of the habitat value is already lost from the developed parcel for the incidental take permit."
16. Page 57: "Action Item 8.1.1
e. Do not consider fencing of developed property in Tier II or III (whether developed with principal or accessory uses) to have H impact additional to the development as modeled in the HCP as a reduction in K."
17. Page 60: "Action Item 9.2.4
...The mitigation fee may also be used for management activities of acquired lands including fire management, invasive species control, and hydrologic restoration and monitoring."
18. Page 64: ~~"Regulations regarding clearing of hammocks and pinelands for development currently classify all pinelands outside of subdivisions as automatic high quality with clearing restricted to 20% of the habitat. Other automatic high quality habitat present within the planning area includes the following classifications: hammocks of 12.5 acres or more in size, hammocks acquired for conservation, hammocks on offshore islands, cactus hammocks, berm hammocks and coastal rock barrens. These last three are mainly protected for their botanical or structural uniqueness and carry a higher open space requirement of 90% (i.e., 10% clearing restriction). For pinelands within subdivisions and hammocks not classified as automatic high quality, a field analysis of the habitat is required to determine quality. The analysis generates a score of high, moderate or low quality with corresponding variable clearing restrictions. The submitted HCP greatly limits the clearing of native habitat. Limited clearing is only permitted on parcels to be developed for residential purposes or for local road widening. The total cumulative amount of clearing permitted over the 20-year period of the HCP is no more the .2 percent of the current extent of native habitat (a total of 7.1 acres) and no more than 20% of any individual lot with native habitat for wildfire prevention purposes only."~~

19. Page 65: "Action Item 10.1.3:

... The total amount of clearing permitted over the 20-year period is no more the .2 percent of the current extent of native habitat (~~15~~ 7.1 acres) and no more than 20% of any individual lot with native habitat (for wildfire prevention purposes only)."

20. Page 68: "Extractive Mining Regulations.

The Year 2010 Comprehensive plan restricts extractive mining operations to the conditions set forth on individual permits. No new operations or expansion of existing operations is permitted. All extractive operations are required to submit the following documentation to ensure the protection of ground water resources: a storm water management plan, soil erosion and sedimentation control plan, a reclamation plan, and survey information documenting excavation depth. Existing resource extraction operations are not permitted to go below sixty (60) feet in depth, effectively limiting the scope of existing operations."

21. Page 70: "Action Item 11.1.4: Prohibit new resource extraction activities and expansions of existing operations within the planning area. Continue to monitor existing operations upon through review of their required annual operating permits."

22. Page 73: "Action Item 12.1.5: Continue to discourage tour busses within the planning area."

23. Page 78: "Retain Economic Viability

Because business development and redevelopment will be closely controlled by the limits within the HCP and Master Plan there is a need to ensure the economic viability of current businesses, community organizations, commercial structures and projected future businesses relative to potential regulatory impacts."

24. Page 78: "Encourage Positive Redevelopment

A major component of ensuring economic viability is the need to encourage positive redevelopment of existing businesses and community organizations. Current impediments to redevelopment on Big Pine Key should be examined and strategies formulated to streamline the process and provide appropriate incentives."

25. Page 79: "Action Item 14.2.4: Provide incentives to business to provide minor beautification elements to existing properties. Minor elements are those which are not classified as replacement of additions of 2,500 square feet or greater, and could include but are not limited to additional landscaping, building façade improvements, and pedestrian-friendly additions."

26. Page 82: "Action Item 15.2.3: Evaluate the need for traffic calming elements, both on U.S. 1 and county roads where increased development may warrant such elements for safety purposes."

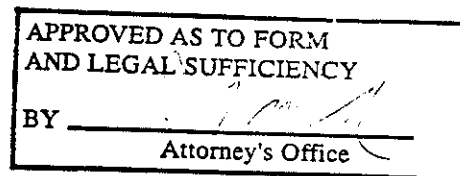
PASSED AND ADOPTED By the Planning Commission of Monroe County, Florida at a regular meeting held on the 10th day of September 2003.

Chair Jerry Coleman	<u>YES</u>
Vice Chair Denise Werling	<u>YES</u>
Commissioner David C. Ritz	<u>YES</u>
Commissioner Alicia Putney	<u>YES</u>
Commissioner Julio Margalli	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

By 
Denise Werling, Vice-Chair

Signed this 18TH day of NOVEMBER, 2003.



DEVELOPMENT REVIEW COMMITTEE
RESOLUTION #D26-03

DEVELOPMENT REVIEW COMMITTEE RESOLUTION NO. D26-03

A RESOLUTION BY THE MONROE COUNTY DEVELOPMENT REVIEW COMMITTEE RECOMMENDING **APPROVAL** TO THE PLANNING COMMISSION OF THE LIVABLE COMMUNIKEYS MASTER PLAN FOR BIG PINE KEY AND NO NAME KEY, DRAFT ONE.

WHEREAS, during a regularly scheduled meeting held on May 20, 2003, the Development Review Committee conducted a review and consideration of the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key, Draft One; and

WHEREAS, the Development Review Committee examined Draft One of the Master Plan, dated March 18, 2003; and

WHEREAS, Big Pine Key has had a moratorium on all traffic generating development since March 13, 1995 due to an inadequate level of service (LOS) on the Big Pine segment of US 1 which did not meet the concurrency requirements set forth in Policy 301.1.2 of the Year 2010 Comprehensive Plan; and

WHEREAS, Road improvements must be made in order to improve the LOS on Big Pine Key, however the US Fish and Wildlife Service (USFWS) requires a Habitat Conservation Plan (HCP) to be completed to show that any development must minimize impacts to the endangered species before any further development may be permitted;

WHEREAS, The Monroe County Year 2010 Comprehensive Plan Objective 101.20 outlines the Livable CommuniKeys as a planning program which is to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area; and

WHEREAS, Both the HCP and the LCP have been in development together and reflect the goals of conservation and future development; and

WHEREAS, Draft One of the LCP will be reviewed and discussed at a series of Planning Commission meetings where public comment will be taken on the Plan; and

WHEREAS, the final LCP document must be approved by the Monroe County Board of County Commissioners and the Florida Department of Community Affairs;